HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: June 2010

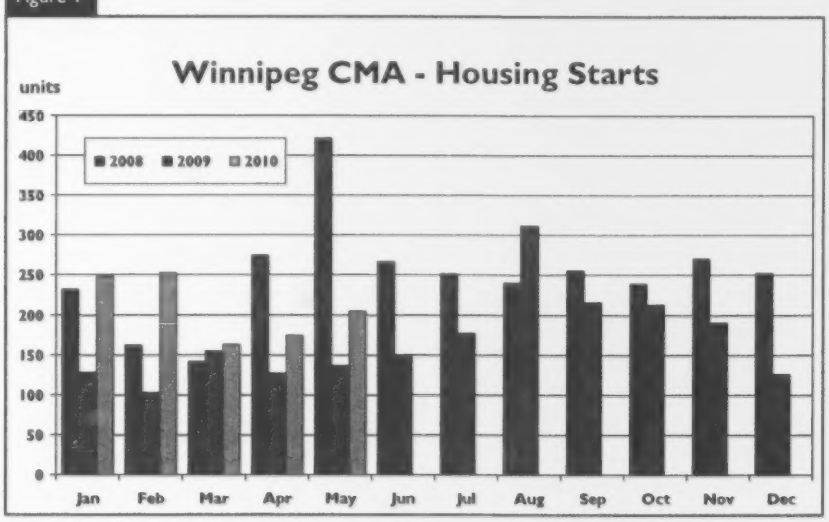
New Home Market

Winnipeg single-detached starts record fourth consecutive month of year-over-year gains

Builders in the Winnipeg Census Metropolitan Area (CMA) began construction on 205 units of all types in May, up from 136 units in May 2009. That result, driven largely by gains in single-family construction, represents the fifth consecutive month of year-over-year gains in new housing construction. To the end on May 2010, total starts for the year reached 1,042 units, a considerable improvement from the 649 units started over the first five months of 2009.

For the third consecutive month, the majority of housing starts were in the single-detached sector. The Winnipeg CMA recorded 186 starts, compared to 136 in May 2009. That was the strongest monthly performance thus

Figure 1



Source: CMHC

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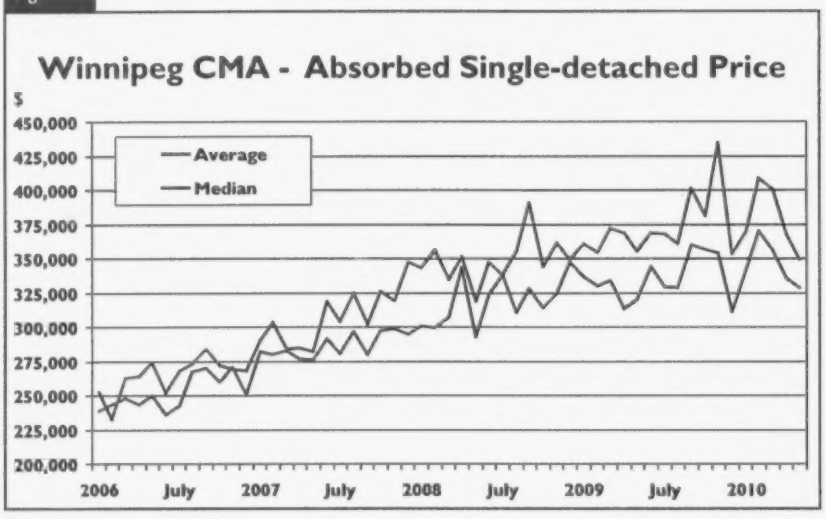
Figure 2



Source: CMHC

far in 2010 and higher than any monthly result in 2009. Through the first five months of the year, single-detached starts reached 705 units, 31 per cent more than were started over the same period one year earlier. The single-detached segment has seen impressive gains thus far in 2010 when compared to a relatively soft performance for much of 2009. The low interest rate environment, coupled with an improving local economy, has contributed to the recent demand.

Completions of single-detached units within the Winnipeg CMA declined year-over-year in May 2010 by 44 per cent to 163 units. At 135 units, single-detached absorptions were 42 per cent lower than the previous year. As a result, single-detached inventories increased by 28 units since April 2010 to 169 completed but unabsorbed dwellings. However, the volume of completed and unabsorbed singles in May 2010 was 43 per cent lower than May 2009, when there were 295 such homes sitting in inventory.

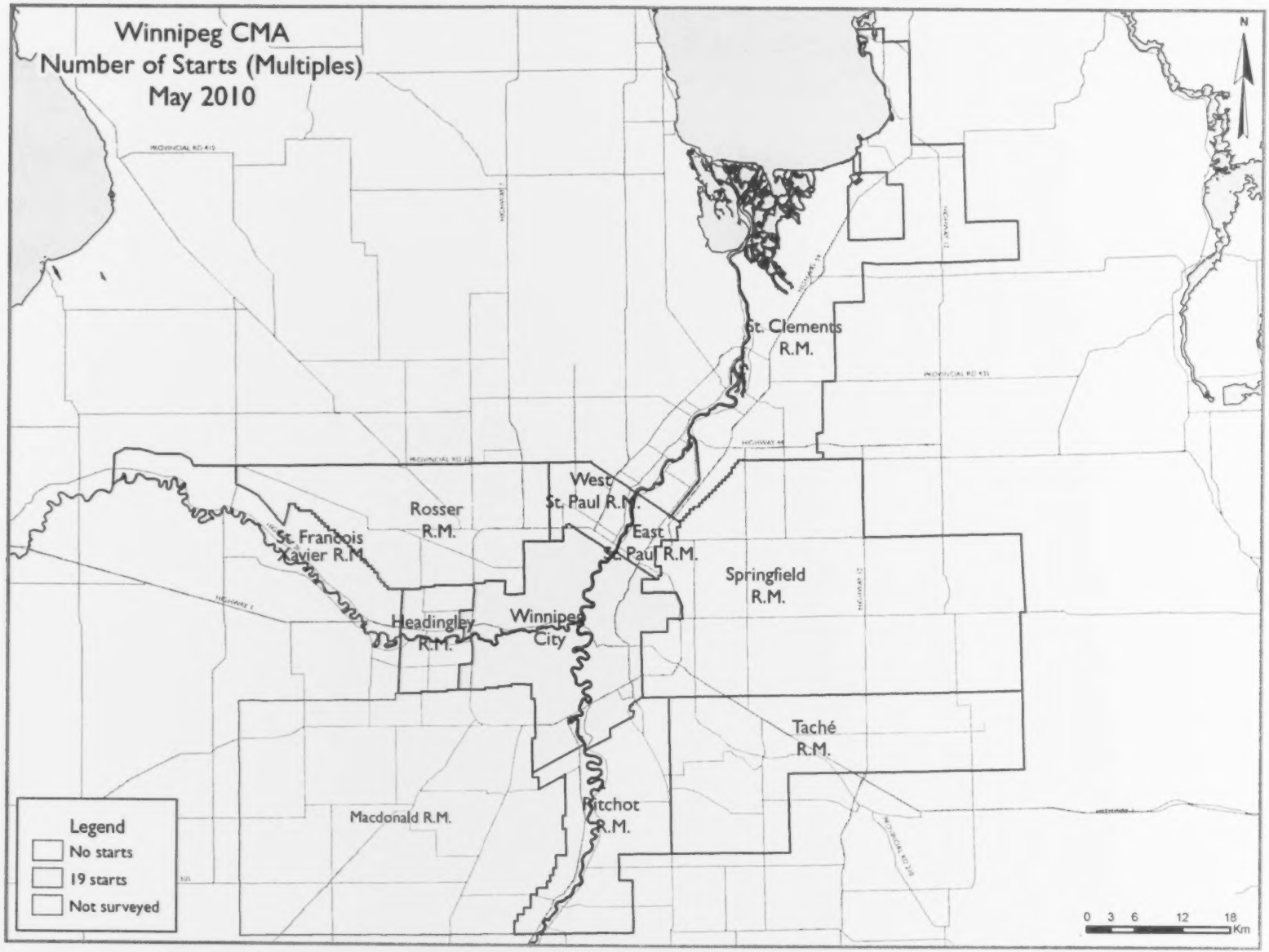
The average price of a new single-detached home absorbed in May 2010 was $349,246, down 1.7 per cent from the average value reported in May 2009. May's median price of $329,000 was 2.8 per cent higher than the previous year. This discrepancy is due to fewer homes absorbed in the highest prices points in May 2010 compared with one year prior.

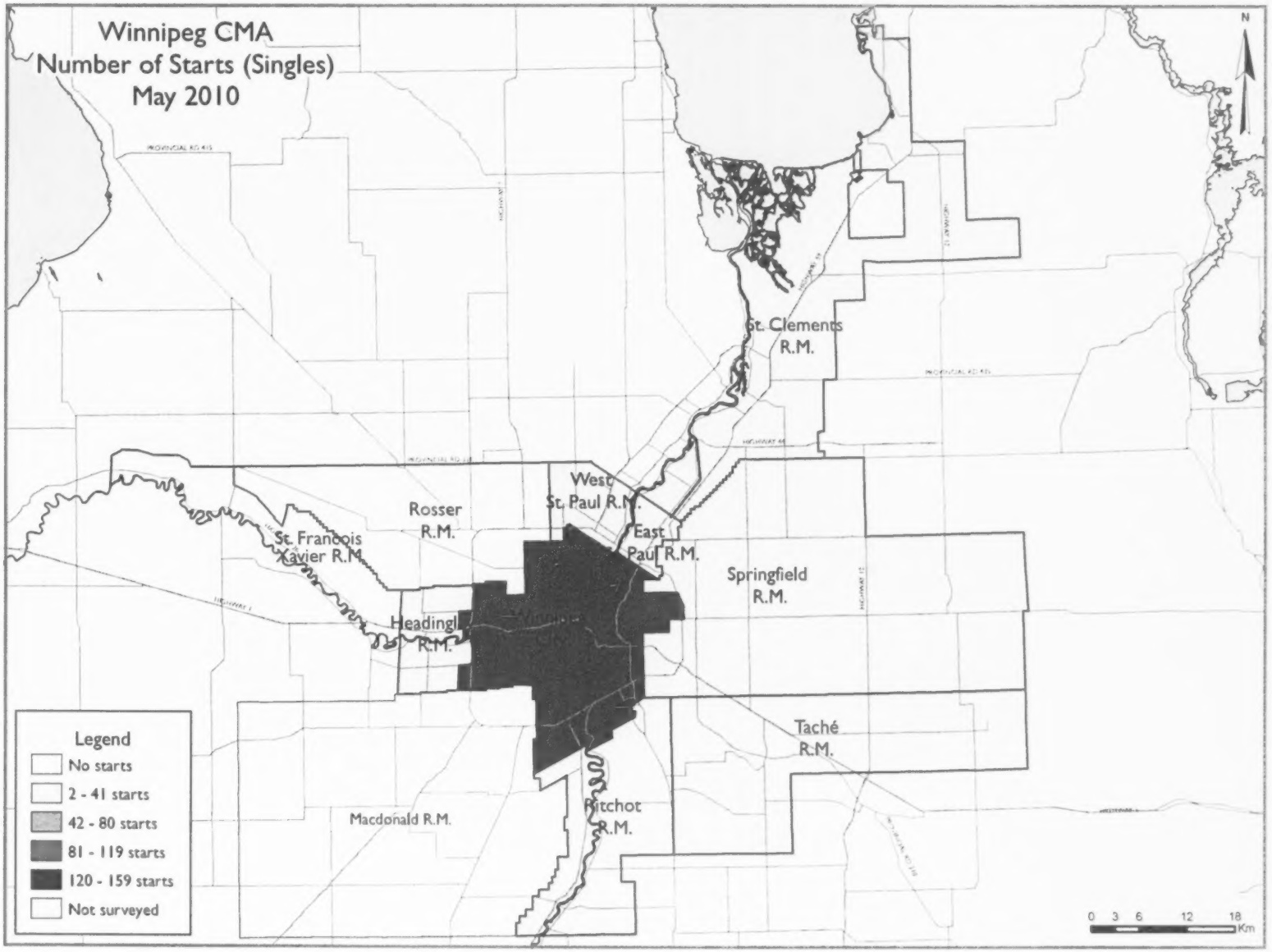
The multi-family sector continued with modest levels of activity in May, recording only 19 starts. Of those, none were apartments, resulting in only eight such units started in the past three months of the year. Row housing has formed the majority of multi-family construction over that period, with 40 row units started out of the 54 total multi-units started in March, April and May. The 337 multi starts recorded over the first five months of 2010 were due to unusually strong performances in January and February, when 283 units were started.

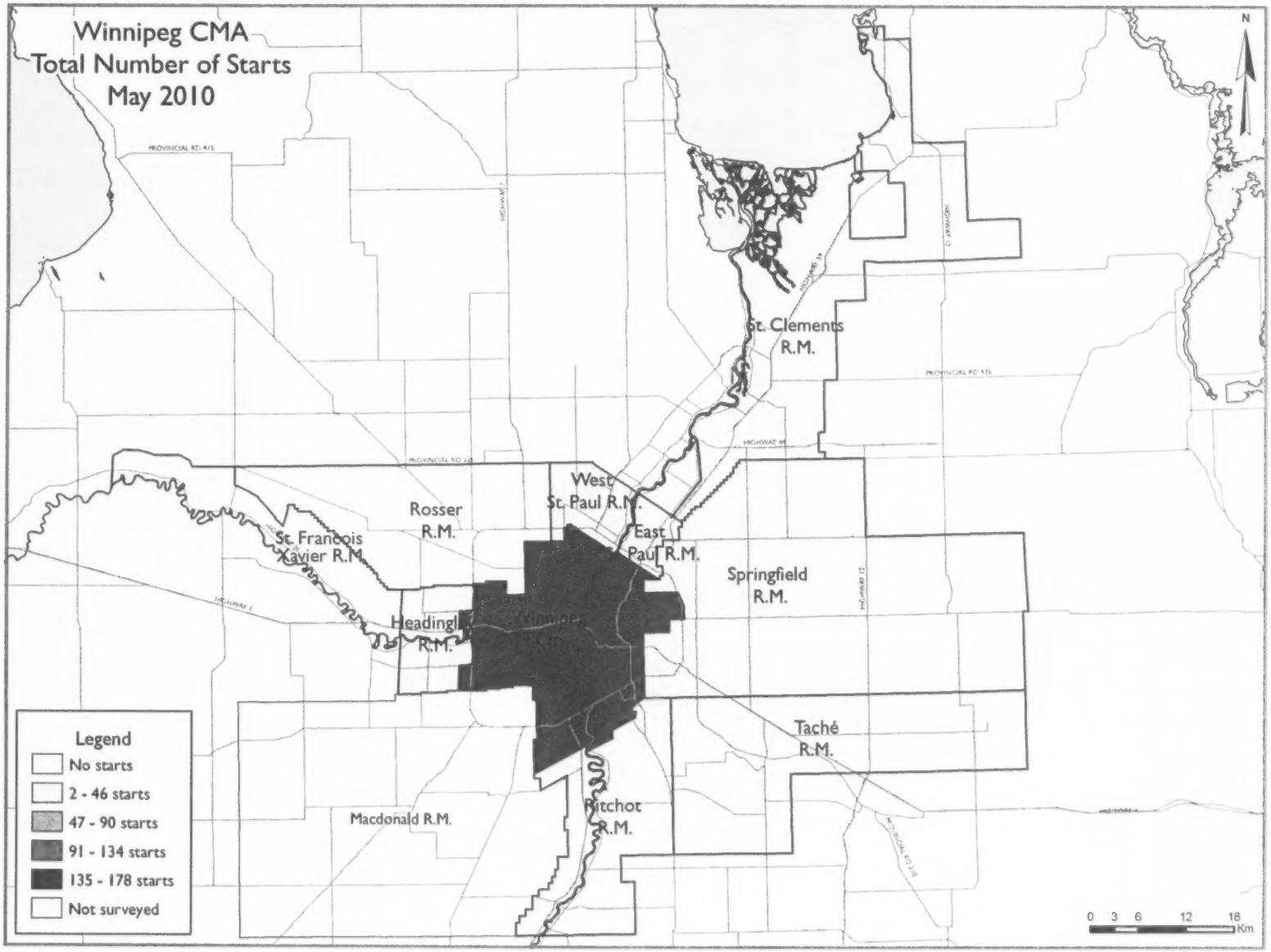
The muted activity in the multi sector in recent months continued to push supply levels downward from their peak levels of 2008. The total supply of multi-family units, including those under construction or completed but not occupied, reached 783 units in May, a 35 per cent decrease from the previous year. That compares to a ten-year average of 789 units in May. At 607 units in May, the volume of multiples under construction was 22 per cent lower than the previous year. Complete and unabsorbed multiples, meanwhile, totalled 176 units in May, the lowest total in more than two years and 59 per cent lower than May 2009.

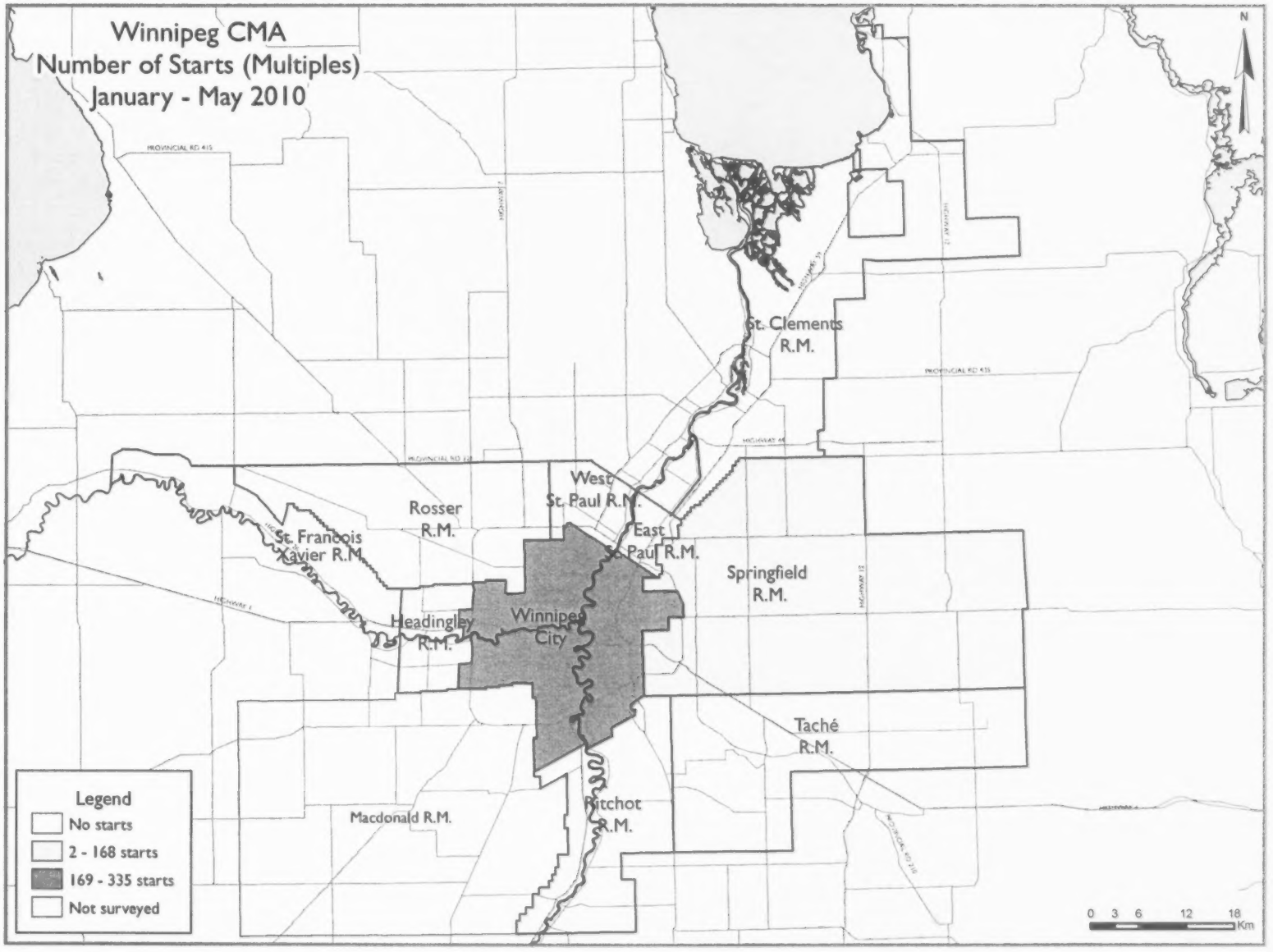
Figure 3

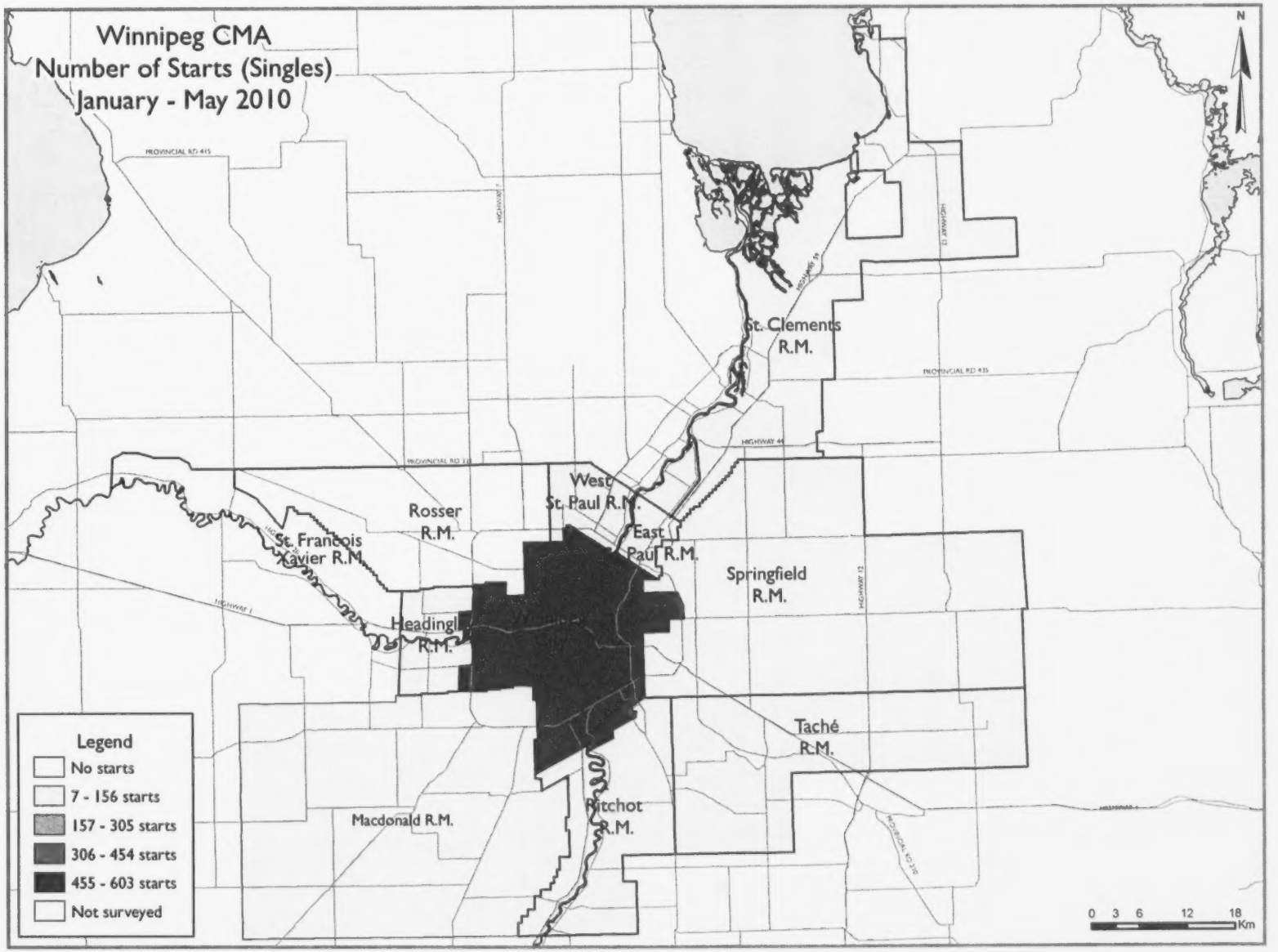
Source: CMHC

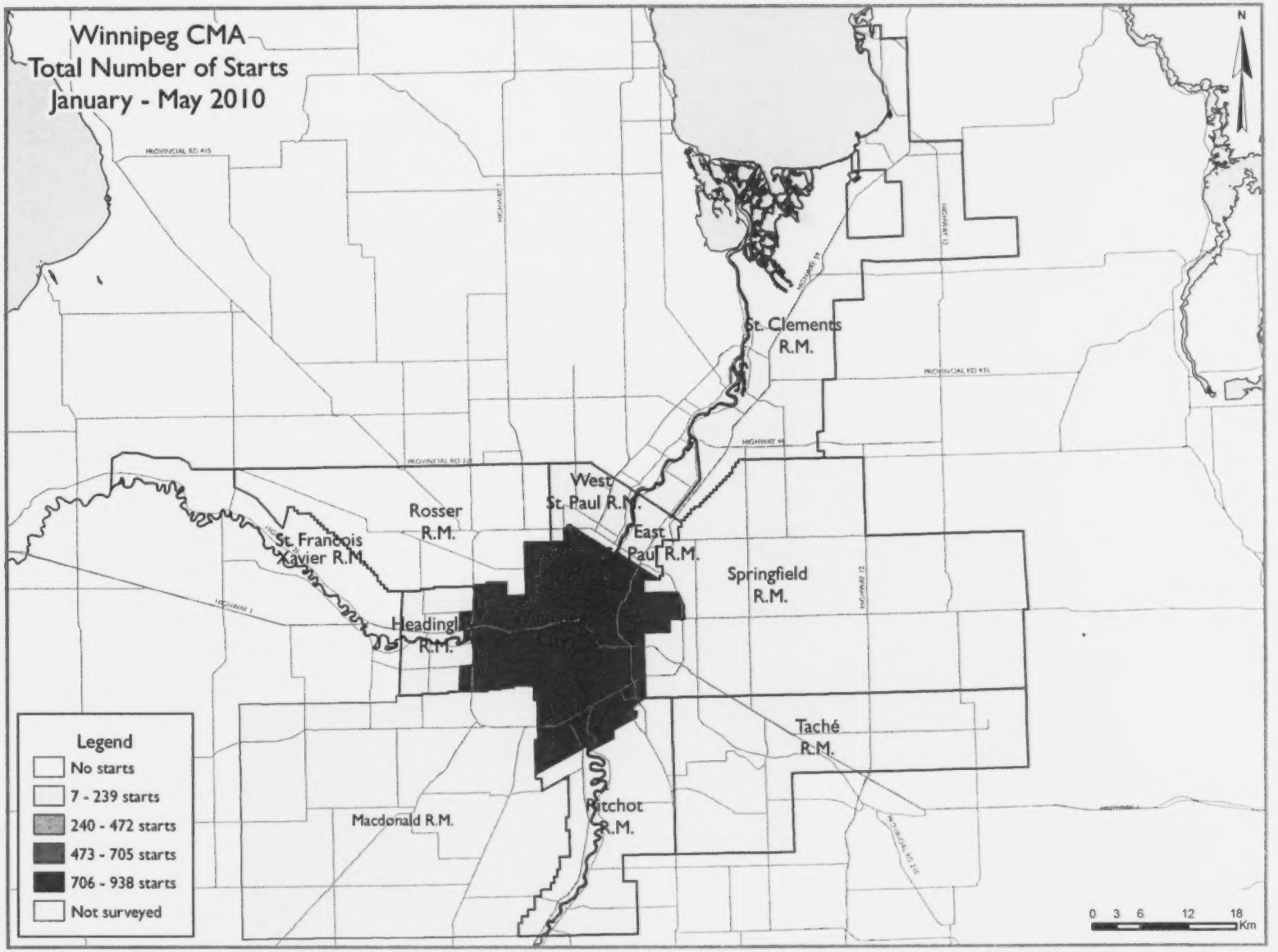

Winnipeg CMA
Number of Starts (Multiples)
May 2010
N
St. Clements R.M.
West St. Paul R.M.
East St. Paul R.M.
Rosser R.M.
St. Francois Xavier R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Ritchot R.M.
Macdonald R.M.
Legend
No starts
19 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Singles)
May 2010
N
St. Clements R.M.
West St. Paul R.M.
East Paul R.M.
Rosser R.M.
St. François Xavier R.M.
Springfield R.M.
Headingley R.M.
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
2 - 41 starts
42 - 80 starts
81 - 119 starts
120 - 159 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
May 2010
N
St. Clements
R.M.
West
St. Paul R.M.
East
Paul R.M.
Rosser
R.M.
St. Francois
Xavier R.M.
Springfield
R.M.
Headingl
R.M.
Taché
R.M.
Macdonald R.M.
Ritchot
R.M.
Legend
No starts
2 - 46 starts
47 - 90 starts
91 - 134 starts
135 - 178 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Multiples)
January - May 2010
N
St. Clements R.M.
West St. Paul R.M.
East St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
2 - 168 starts
169 - 335 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Singles)
January - May 2010
N
St. Clements R.M.
West St. Paul R.M.
East Paul R.M.
Rosser R.M.
St. Francois Xavier R.M.
Springfield R.M.
Headingl R.M.
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
7 - 156 starts
157 - 305 starts
306 - 454 starts
455 - 603 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
January - May 2010
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. Francois Xavier R.M.
East Paul R.M.
Springfield R.M.
Headingly R.M.
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
7 - 239 starts
240 - 472 starts
473 - 705 starts
706 - 938 starts
Not surveyed
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Winnipeg CMA
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2010	184	2	0	2	17	0	0	0	205
May 2009	133	0	0	3	0	0	0	0	136
% Change	38.3	n/a	n/a	-33.3	n/a	n/a	n/a	n/a	50.7
Year-to-date 2010	701	6	0	4	66	110	0	155	1,042
Year-to-date 2009	535	6	0	5	33	18	4	48	649
% Change	31.0	0.0	n/a	-20.0	100.0	**	-100.0	**	60.6
UNDER CONSTRUCTION									
May 2010	958	12	0	6	103	175	3	314	1,571
May 2009	789	8	0	7	49	556	0	142	1,575
% Change	21.4	50.0	n/a	-14.3	110.2	-68.5	n/a	121.1	-0.3
COMPLETIONS									
May 2010	161	2	0	2	15	0	0	0	180
May 2009	291	4	0	1	33	53	4	63	449
% Change	-44.7	-50.0	n/a	100.0	-54.5	-100.0	-100.0	-100.0	-59.9
Year-to-date 2010	469	4	0	4	25	159	3	95	759
Year-to-date 2009	586	12	0	6	71	154	4	167	1,000
% Change	-20.0	-66.7	n/a	-33.3	-64.8	3.2	-25.0	-43.1	-24.1
COMPLETED & NOT ABSORBED									
May 2010	160	3	0	9	7	96	3	63	341
May 2009	287	7	0	8	40	148	4	229	723
% Change	-44.3	-57.1	n/a	12.5	-82.5	-35.1	-25.0	-72.5	-52.8
ABSORBED									
May 2010	135	1	0	0	14	22	0	15	187
May 2009	230	2	0	1	9	45	0	50	337
% Change	-41.3	-50.0	n/a	-100.0	55.6	-51.1	n/a	-70.0	-44.5
Year-to-date 2010	458	5	4	6	34	151	0	149	807
Year-to-date 2009	569	5	0	8	43	136	0	112	873
% Change	-19.5	0.0	n/a	-25.0	-20.9	11.0	n/a	33.0	-7.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
May 2010	158	2	0	1	17	0	0	0	178
May 2009	107	0	0	0	0	0	0	0	107
East St. Paul R.M.									
May 2010	4	0	0	1	0	0	0	0	5
May 2009	1	0	0	0	0	0	0	0	1
Headingley R.M.									
May 2010	3	0	0	0	0	0	0	0	3
May 2009	2	0	0	1	0	0	0	0	3
MacDonald R.M.									
May 2010	0	0	0	0	0	0	0	0	0
May 2009	6	0	0	0	0	0	0	0	6
Ritchot R.M.									
May 2010	5	0	0	0	0	0	0	0	5
May 2009	0	0	0	0	0	0	0	0	0
Rosser R.M.									
May 2010	0	0	0	0	0	0	0	0	0
May 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
May 2010	2	0	0	0	0	0	0	0	2
May 2009	5	0	0	0	0	0	0	0	5
St. Francois Xavier R.M.									
May 2010	0	0	0	0	0	0	0	0	0
May 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
May 2010	4	0	0	0	0	0	0	0	4
May 2009	3	0	0	2	0	0	0	0	5
Tache R.M.									
May 2010	6	0	0	0	0	0	0	0	6
May 2009	7	0	0	0	0	0	0	0	7
West St. Paul R.M.									
May 2010	2	0	0	0	0	0	0	0	2
May 2009	2	0	0	0	0	0	0	0	2
Winnipeg CMA									
May 2010	184	2	0	2	17	0	0	0	205
May 2009	133	0	0	3	0	0	0	0	136

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
May 2010	777	10	0	2	103	175	3	314	1,384
May 2009	599	6	0	0	49	556	0	142	1,376
East St. Paul R.M.									
May 2010	14	0	0	3	0	0	0	0	17
May 2009	13	0	0	0	0	0	0	0	13
Headingley R.M.									
May 2010	12	0	0	1	0	0	0	0	13
May 2009	21	0	0	2	0	0	0	0	23
MacDonald R.M.									
May 2010	24	0	0	0	0	0	0	0	24
May 2009	11	0	0	0	0	0	0	0	11
Ritchot R.M.									
May 2010	10	0	0	0	0	0	0	0	10
May 2009	10	0	0	0	0	0	0	0	10
Rosser R.M.									
May 2010	0	0	0	0	0	0	0	0	0
May 2009	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
May 2010	33	0	0	0	0	0	0	0	33
May 2009	36	0	0	0	0	0	0	0	36
St. Francois Xavier R.M.									
May 2010	3	0	0	0	0	0	0	0	3
May 2009	3	0	0	0	0	0	0	0	3
Springfield R.M.									
May 2010	47	2	0	0	0	0	0	0	49
May 2009	46	0	0	5	0	0	0	0	51
Tache R.M.									
May 2010	20	0	0	0	0	0	0	0	20
May 2009	33	2	0	0	0	0	0	0	35
West St. Paul R.M.									
May 2010	18	0	0	0	0	0	0	0	18
May 2009	16	0	0	0	0	0	0	0	16
Winnipeg CMA									
May 2010	958	12	0	6	103	175	3	314	1,571
May 2009	789	8	0	7	49	556	0	142	1,575

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
May 2010	128	0	0	1	15	0	0	0	144
May 2009	222	4	0	0	33	53	0	63	375
East St. Paul R.M.									
May 2010	4	0	0	0	0	0	0	0	4
May 2009	9	0	0	0	0	0	0	0	9
Headingley R.M.									
May 2010	2	0	0	0	0	0	0	0	2
May 2009	5	0	0	0	0	0	0	0	5
Macdonald R.M.									
May 2010	6	0	0	0	0	0	0	0	6
May 2009	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
May 2010	2	2	0	0	0	0	0	0	4
May 2009	3	0	0	0	0	0	0	0	3
Rosser R.M.									
May 2010	0	0	0	0	0	0	0	0	0
May 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
May 2010	1	0	0	0	0	0	0	0	1
May 2009	1	0	0	0	0	0	0	0	1
St. Francois Xavier R.M.									
May 2010	1	0	0	0	0	0	0	0	1
May 2009	2	0	0	0	0	0	0	0	2
Springfield R.M.									
May 2010	7	0	0	1	0	0	0	0	8
May 2009	24	0	0	1	0	0	0	0	25
Tache R.M.									
May 2010	10	0	0	0	0	0	0	0	10
May 2009	18	0	0	0	0	0	4	0	22
West St. Paul R.M.									
May 2010	0	0	0	0	0	0	0	0	0
May 2009	5	0	0	0	0	0	0	0	5
Winnipeg CMA									
May 2010	161	2	0	2	15	0	0	0	180
May 2009	291	4	0	1	33	53	4	63	449

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
May 2010	143	2	0	1	6	91	0	63	306
May 2009	228	6	0	0	39	142	0	229	644
East St. Paul R.M.									
May 2010	2	0	0	3	0	0	0	0	5
May 2009	11	0	0	5	0	0	0	0	16
Headingley R.M.									
May 2010	1	0	0	2	0	0	0	0	3
May 2009	9	0	0	1	0	0	0	0	10
MacDonald R.M.									
May 2010	4	0	0	0	0	0	0	0	4
May 2009	7	0	0	0	0	0	0	0	7
Ritchot R.M.									
May 2010	2	1	0	0	0	0	0	0	3
May 2009	7	1	0	0	0	0	0	0	8
Rosser R.M.									
May 2010	0	0	0	0	0	0	0	0	0
May 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
May 2010	0	0	0	0	0	5	0	0	5
May 2009	0	0	0	0	0	6	0	0	6
St. Francois Xavier R.M.									
May 2010	0	0	0	0	0	0	0	0	0
May 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
May 2010	3	0	0	3	0	0	0	0	6
May 2009	14	0	0	2	0	0	0	0	16
Tache R.M.									
May 2010	4	0	0	0	1	0	3	0	8
May 2009	5	0	0	0	1	0	4	0	10
West St. Paul R.M.									
May 2010	1	0	0	0	0	0	0	0	1
May 2009	6	0	0	0	0	0	0	0	6
Winnipeg CMA									
May 2010	160	3	0	9	7	96	3	63	341
May 2009	287	7	0	8	40	148	4	229	723

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
May 2010	108	0	0	0	14	22	0	15	159
May 2009	167	2	0	0	9	45	0	50	273
East St. Paul R.M.									
May 2010	4	0	0	0	0	0	0	0	4
May 2009	8	0	0	1	0	0	0	0	9
Headingley R.M.									
May 2010	1	0	0	0	0	0	0	0	1
May 2009	1	0	0	0	0	0	0	0	1
MacDonald R.M.									
May 2010	5	0	0	0	0	0	0	0	5
May 2009	7	0	0	0	0	0	0	0	7
Ritchot R.M.									
May 2010	1	1	0	0	0	0	0	0	2
May 2009	4	0	0	0	0	0	0	0	4
Rosser R.M.									
May 2010	0	0	0	0	0	0	0	0	0
May 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
May 2010	1	0	0	0	0	0	0	0	1
May 2009	4	0	0	0	0	0	0	0	4
St. Francois Xavier R.M.									
May 2010	1	0	0	0	0	0	0	0	1
May 2009	2	0	0	0	0	0	0	0	2
Springfield R.M.									
May 2010	7	0	0	0	0	0	0	0	7
May 2009	18	0	0	0	0	0	0	0	18
Tache R.M.									
May 2010	7	0	0	0	0	0	0	0	7
May 2009	16	0	0	0	0	0	0	0	16
West St. Paul R.M.									
May 2010	0	0	0	0	0	0	0	0	0
May 2009	3	0	0	0	0	0	0	0	3
Winnipeg CMA									
May 2010	135	1	0	0	14	22	0	15	187
May 2009	230	2	0	1	9	45	0	50	337

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Winnipeg CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430
% Change	7.7	-50.0	n/a	-6.7	169.0	**	n/a	127.4	33.4
2002	1,498	4	0	30	29	81	0	179	1,821
% Change	25.3	-50.0	n/a	-28.6	-44.2	**	-100.0	155.7	23.6
2001	1,196	8	0	42	52	15	6	70	1,473
% Change	3.1	**	-100.0	-16.0	67.7	n/a	n/a	6.1	11.8
2000	1,160	2	8	50	31	0	0	66	1,317

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	% Change
Winnipeg City	159	107	2	0	17	0	0	0	178	107	66.4
East St. Paul R.M.	5	1	0	0	0	0	0	0	5	1	**
Headingley R.M.	3	3	0	0	0	0	0	0	3	3	0.0
MacDonald R.M.	0	6	0	0	0	0	0	0	0	6	-100.0
Ritchot R.M.	5	0	0	0	0	0	0	0	5	0	n/a
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	2	5	0	0	0	0	0	0	2	5	-60.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	4	5	0	0	0	0	0	0	4	5	-20.0
Tache R.M.	6	7	0	0	0	0	0	0	6	7	-14.3
West St. Paul R.M.	2	2	0	0	0	0	0	0	2	2	0.0
Winnipeg CMA	186	136	2	0	17	0	0	0	205	136	50.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Winnipeg City	603	442	10	6	60	33	265	66	938	547	71.5
East St. Paul R.M.	13	7	0	0	0	0	0	0	13	7	85.7
Headingley R.M.	7	12	0	0	0	0	0	0	7	12	-41.7
MacDonald R.M.	15	11	0	0	0	0	0	0	15	11	36.4
Ritchot R.M.	10	3	0	0	0	0	0	0	10	3	***
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	12	12	0	0	0	0	0	0	12	12	0.0
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	27	22	2	0	0	0	0	0	29	22	31.8
Tache R.M.	9	25	0	0	0	4	0	0	9	29	-69.0
West St. Paul R.M.	9	5	0	0	0	0	0	0	9	5	80.0
Winnipeg CMA	705	540	12	6	60	37	265	66	1,042	649	60.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Winnipeg City	17	0	0	0	0	0	0	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	17	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	60	33	0	0	110	18	155	48
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	4	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	60	33	0	4	110	18	155	48

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2010

Submarket	Freehold		Condominium		Rental		Total*	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Winnipeg City	160	107	18	0	0	0	178	107
East St. Paul R.M.	4	1	1	0	0	0	5	1
Headingley R.M.	3	2	0	1	0	0	3	3
MacDonald R.M.	0	6	0	0	0	0	0	6
Ritchot R.M.	5	0	0	0	0	0	5	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	2	5	0	0	0	0	2	5
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	4	3	0	2	0	0	4	5
Tache R.M.	6	7	0	0	0	0	6	7
West St. Paul R.M.	2	2	0	0	0	0	2	2
Winnipeg CMA	186	133	19	3	0	0	205	136

Table 2.5: Starts by Submarket and by Intended Market
January - May 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	605	448	178	51	155	48	938	547
East St. Paul R.M.	11	7	2	0	0	0	13	7
Headingley R.M.	7	11	0	1	0	0	7	12
MacDonald R.M.	15	11	0	0	0	0	15	11
Ritchot R.M.	10	3	0	0	0	0	10	3
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	12	12	0	0	0	0	12	12
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	29	18	0	4	0	0	29	22
Tache R.M.	9	25	0	0	0	4	9	29
West St. Paul R.M.	9	5	0	0	0	0	9	5
Winnipeg CMA	707	541	180	56	155	52	1,042	649

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	% Change
Winnipeg City	129	222	4	6	11	31	0	116	144	375	-61.6
East St. Paul R.M.	4	9	0	0	0	0	0	0	4	9	-55.6
Headingley R.M.	2	5	0	0	0	0	0	0	2	5	-60.0
MacDonald R.M.	6	2	0	0	0	0	0	0	6	2	200.0
Ritchot R.M.	2	3	2	0	0	0	0	0	4	3	33.3
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	1	1	0	0	0	0	0	0	1	1	0.0
St. Francois Xavier R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
Springfield R.M.	8	25	0	0	0	0	0	0	8	25	-68.0
Tache R.M.	10	18	0	0	0	4	0	0	10	22	-54.5
West St. Paul R.M.	0	5	0	0	0	0	0	0	0	5	-100.0
Winnipeg CMA	163	292	6	6	11	35	0	116	180	449	-59.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Winnipeg City	374	424	8	16	17	67	254	291	653	798	-18.2
East St. Paul R.M.	8	12	0	0	0	0	0	0	8	12	-33.3
Headingley R.M.	5	17	0	0	0	0	0	0	5	17	-70.6
MacDonald R.M.	10	14	0	0	0	0	0	0	10	14	-28.6
Ritchot R.M.	6	15	2	0	0	0	0	0	8	15	-46.7
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	13	21	0	0	0	0	0	30	13	51	-74.5
St. Francois Xavier R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
Springfield R.M.	27	37	2	0	0	0	0	0	29	37	-21.6
Tache R.M.	21	36	0	0	3	4	0	0	24	40	-40.0
West St. Paul R.M.	8	12	0	0	0	0	0	0	8	12	-33.3
Winnipeg CMA	473	592	12	16	20	71	254	321	759	1,000	-24.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Winnipeg City	11	31	0	0	0	53	0	63
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	4	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	11	31	0	4	0	53	0	63

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	17	67	0	0	159	124	95	167
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	30	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	3	4	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	17	67	3	4	159	154	95	167

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market May 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Winnipeg City	128	226	16	86	0	63	144	375
East St. Paul R.M.	4	9	0	0	0	0	4	9
Headingley R.M.	2	5	0	0	0	0	2	5
MacDonald R.M.	6	2	0	0	0	0	6	2
Ritchot R.M.	4	3	0	0	0	0	4	3
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	1	1	0	0	0	0	1	1
St. Francois Xavier R.M.	1	2	0	0	0	0	1	2
Springfield R.M.	7	24	1	1	0	0	8	25
Tache R.M.	10	18	0	0	0	4	10	22
West St. Paul R.M.	0	5	0	0	0	0	0	5
Winnipeg CMA	163	295	17	87	0	67	180	449

Table 3.5: Completions by Submarket and by Intended Market January - May 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	373	435	185	196	95	167	653	798
East St. Paul R.M.	8	12	0	0	0	0	8	12
Headingley R.M.	4	13	1	4	0	0	5	17
MacDonald R.M.	10	14	0	0	0	0	10	14
Ritchot R.M.	8	15	0	0	0	0	8	15
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	13	21	0	30	0	0	13	51
St. Francois Xavier R.M.	1	3	0	0	0	0	1	3
Springfield R.M.	27	36	2	1	0	0	29	37
Tache R.M.	21	36	0	0	3	4	24	40
West St. Paul R.M.	8	12	0	0	0	0	8	12
Winnipeg CMA	473	598	188	231	98	171	759	1,000

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
May 2010	19	18.3	32	30.8	29	27.9	8	7.7	16	15.4	104	325,366	339,176
May 2009	42	25.1	60	35.9	24	14.4	12	7.2	29	17.4	167	310,900	338,557
Year-to-date 2010	65	19.0	82	24.0	95	27.8	32	9.4	68	19.9	342	337,469	364,162
Year-to-date 2009	97	24.3	123	30.8	67	16.8	39	9.8	73	18.3	399	315,000	346,317
East St. Paul R.M.													
May 2010	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
May 2009	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	--	--
Year-to-date 2009	0	0.0	1	4.8	2	9.5	4	19.0	14	66.7	21	531,875	598,133
Headingley R.M.													
May 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
May 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	9	60.0	0	0.0	6	40.0	15	349,900	515,787
MacDonald R.M.													
May 2010	1	20.0	2	40.0	0	0.0	0	0.0	2	40.0	5	--	--
May 2009	1	14.3	1	14.3	4	57.1	0	0.0	1	14.3	7	--	--
Year-to-date 2010	1	9.1	5	45.5	0	0.0	2	18.2	3	27.3	11	316,000	383,859
Year-to-date 2009	4	22.2	4	22.2	7	38.9	1	5.6	2	11.1	18	359,950	370,779
Ritchot R.M.													
May 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
May 2009	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0	4	--	--
Year-to-date 2010	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2009	5	35.7	4	28.6	1	7.1	2	14.3	2	14.3	14	299,450	318,688
Rosser R.M.													
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
St. Clements R.M.													
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2009	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	--	--
Year-to-date 2010	1	16.7	1	16.7	1	16.7	3	50.0	0	0.0	6	--	--
Year-to-date 2009	5	20.0	7	28.0	4	16.0	3	12.0	6	24.0	25	350,000	347,500
St. Francois Xavier R.M.													
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2009	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
May 2010	0	0.0	2	40.0	0	0.0	1	20.0	2	40.0	5	--	--
May 2009	1	5.6	3	16.7	8	44.4	4	22.2	2	11.1	18	351,670	369,382
Year-to-date 2010	0	0.0	8	47.1	1	5.9	5	29.4	3	17.6	17	345,184	379,550
Year-to-date 2009	4	12.9	7	22.6	8	25.8	6	19.4	6	19.4	31	349,800	366,342
Tache R.M.													
May 2010	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	--	--
May 2009	3	18.8	4	25.0	5	31.3	2	12.5	2	12.5	16	340,628	342,871
Year-to-date 2010	2	20.0	1	10.0	3	30.0	2	20.0	2	20.0	10	338,640	373,792
Year-to-date 2009	9	25.0	11	30.6	8	22.2	4	11.1	4	11.1	36	300,750	330,334
West St. Paul R.M.													
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2009	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	42.9	4	57.1	7	--	--
Year-to-date 2009	2	14.3	2	14.3	5	35.7	2	14.3	3	21.4	14	327,000	363,650
Winnipeg CMA													
May 2010	21	17.1	37	30.1	30	24.4	12	9.8	23	18.7	123	329,000	349,246
May 2009	49	21.2	72	31.2	44	19.0	21	9.1	45	19.5	231	319,900	355,322
Year-to-date 2010	70	17.2	98	24.0	102	25.0	50	12.3	88	21.6	408	342,000	370,632
Year-to-date 2009	127	22.0	162	28.1	111	19.2	61	10.6	116	20.1	577	324,000	360,152

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2010						
Submarket	May 2010	May 2009	% Change	YTD 2010	YTD 2009	% Change
Winnipeg City	339,176	338,557	0.2	364,162	346,317	5.2
East St. Paul R.M.	--	--	n/a	--	598,133	n/a
Headingley R.M.	--	--	n/a	--	515,787	n/a
MacDonald R.M.	--	--	n/a	383,859	370,779	3.5
Ritchot R.M.	--	--	n/a	--	318,688	n/a
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	347,500	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	369,382	n/a	379,550	366,342	3.6
Tache R.M.	--	342,871	n/a	373,792	330,334	13.2
West St. Paul R.M.	--	--	n/a	--	363,650	n/a
Winnipeg CMA	349,246	355,322	-1.7	370,632	360,152	2.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg May 2010										
		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2009	January	501	-3.7	1,013	956	1,427	71.0	183,873	5.1	197,947
	February	621	-13.0	896	1,048	1,408	63.6	194,588	5.9	199,371
	March	869	-5.3	874	1,393	1,312	66.6	211,409	3.9	209,977
	April	1,087	-12.8	914	1,567	1,260	72.5	212,541	1.3	199,931
	May	1,301	-11.7	947	1,851	1,298	73.0	208,806	-1.0	199,093
	June	1,416	-4.6	926	1,893	1,270	72.9	212,542	3.0	203,157
	July	1,300	-3.3	968	1,497	1,230	78.7	206,135	5.2	209,927
	August	1,080	-1.8	965	1,391	1,243	77.6	207,389	8.6	210,928
	September	1,049	2.0	962	1,388	1,224	78.6	209,593	9.6	216,602
	October	924	-1.0	956	1,104	1,190	80.3	210,618	10.6	214,893
	November	793	27.9	1,036	925	1,309	79.1	202,129	10.9	212,286
	December	568	20.3	1,052	465	1,308	80.4	209,963	14.9	212,667
2010	January	457	-8.8	975	848	1,305	74.7	213,134	15.9	227,005
	February	671	8.1	981	1,051	1,371	71.6	215,230	10.6	222,060
	March	1,030	18.5	988	1,558	1,432	69.0	227,167	7.5	225,214
	April	1,242	14.3	1,033	1,958	1,524	67.8	236,574	11.3	223,582
	May	1,342	3.2	976	1,970	1,352	72.2	237,696	13.8	224,479
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	1,991	-7.5		3,397			199,233	4.9	
	Q1 2010	2,158	8.4		3,457			220,484	10.7	
	YTD 2009	4,379	-10.1		6,815			205,380	2.0	
	YTD 2010	4,742	8.3		7,385			229,569	11.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
May 2010

		Interest Rates			NHPI, Total, Winnipeg CMA 1997=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	181.4	112.3	398	4.5	70.8	719
	February	627	5.00	5.79	181.4	113.0	398	4.7	70.9	724
	March	613	4.50	5.55	181.4	112.9	396	4.9	70.7	735
	April	596	3.90	5.25	181.4	113.5	395	5.0	70.5	738
	May	596	3.90	5.25	182.0	114.2	394	4.9	70.2	745
	June	631	3.75	5.85	182.7	114.9	395	5.1	70.2	744
	July	631	3.75	5.85	182.9	114.8	395	5.3	70.3	741
	August	631	3.75	5.85	183.1	114.3	396	6.0	70.9	734
	September	610	3.70	5.49	183.3	114.3	397	5.9	70.9	732
	October	630	3.80	5.84	183.3	114.2	397	6.0	70.9	736
	November	616	3.60	5.59	183.5	114.5	396	5.4	70.3	737
	December	610	3.60	5.49	184.1	114.0	395	5.6	70.2	737
2010	January	610	3.60	5.49	185.3	114.1	396	5.5	70.1	732
	February	604	3.60	5.39	188.8	114.4	396	5.6	70.1	733
	March	631	3.60	5.85	189.6	114.5	397	5.5	70.1	731
	April	655	3.80	6.25	190.3	114.6	398	5.4	70.2	731
	May	639	3.70	5.99		114.8	400	5.7	70.7	734
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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